

CITY OF SAN ANTONIO
Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

September 17, 2002
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss an amendment to the Unified Development code, adding a new §35-339.01, Corridor District, which establishes overlay zoning districts for Gateway Corridors, Metropolitan Corridors, Preservation Corridors and zoning case recommendations for September 17, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report.
6. Approval of September 3, 2002 Minutes.
7. Briefing on an amendment to the Unified Development Code, adding a new §35-339.01, Corridor Districts, which establishes overlay zoning districts for Gateway Corridors, Metropolitan Corridors and Preservation Corridors.
8. Z2002143 Andres Rosas, 7280 UTSA Boulevard at Babcock Road. (*City Council 8*)
9. Z2002101 Ignacio Mendoza, 116 S. Richter Street. (*City Council 5*)
10. Z2002108 S Jerry Arredondo, 211, 219 & 225 Moberly and 1418 & 1424 West Summit Avenue. (*City Council 1*)
11. Z2002138 Rosie T. Phalen, 318 Beverly Drive. (*City Council 7*)
12. Z2002148 Big Fish Development, Meadow Way Drive, South of Meadow Trail. (*City Council 6*)

13. Z2002163 Jerry Arredondo, 9093 – 9097 Huebner Road. *(City Council 8)*
14. Z2002164 C Earl & Brown, P. C., 7355 Leslie Road. *(City Council 8)*
15. Z2002165 Earl & Brown, P. C., 2651 and 2627 Southwest Military Drive and 922 Mallard Street. *(City Council 4)*
16. Z2002027 Mohammed Ali Rafati, Old Pearsall Road. *(City Council 4)*
17. Z2002166 C City of San Antonio, 116 Nova Mae Drive. *(City Council 9)*
18. Z2002167 Haroon Haifa, 1911 Nogalitos. *(City Council 5)*
19. Z2002173 Travis Commercial Real Estate Services, 338 Wolfe Road.
(City Council 9)
20. Z2002174 Greg Shue, Huebner Road and Expo Boulevard. *(City Council 8)*
21. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
22. **ADJOURNMENT.**

FINAL

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO Z2002027

Date: September 17, 2002

Council: 4

Ferguson: 680 A-1

Case Manager: Brandon Ross 207-7442

Applicant:

Mohammed Ali Rafati

Owner:

Mohammed Ali Rafati

Zoning Request: "C-3 R" Commercial Restrictive Alcoholic Sales District to "MF-25" Multi-Family District.

Property: 15.00 acres out of NCB 14491

Old Pearsall Road

Southeast side of Old Pearsall Road, just north of intersection with SW Loop

Proposal: To construct a development of multi-family living.

Neighborhood: Southwest Community Association

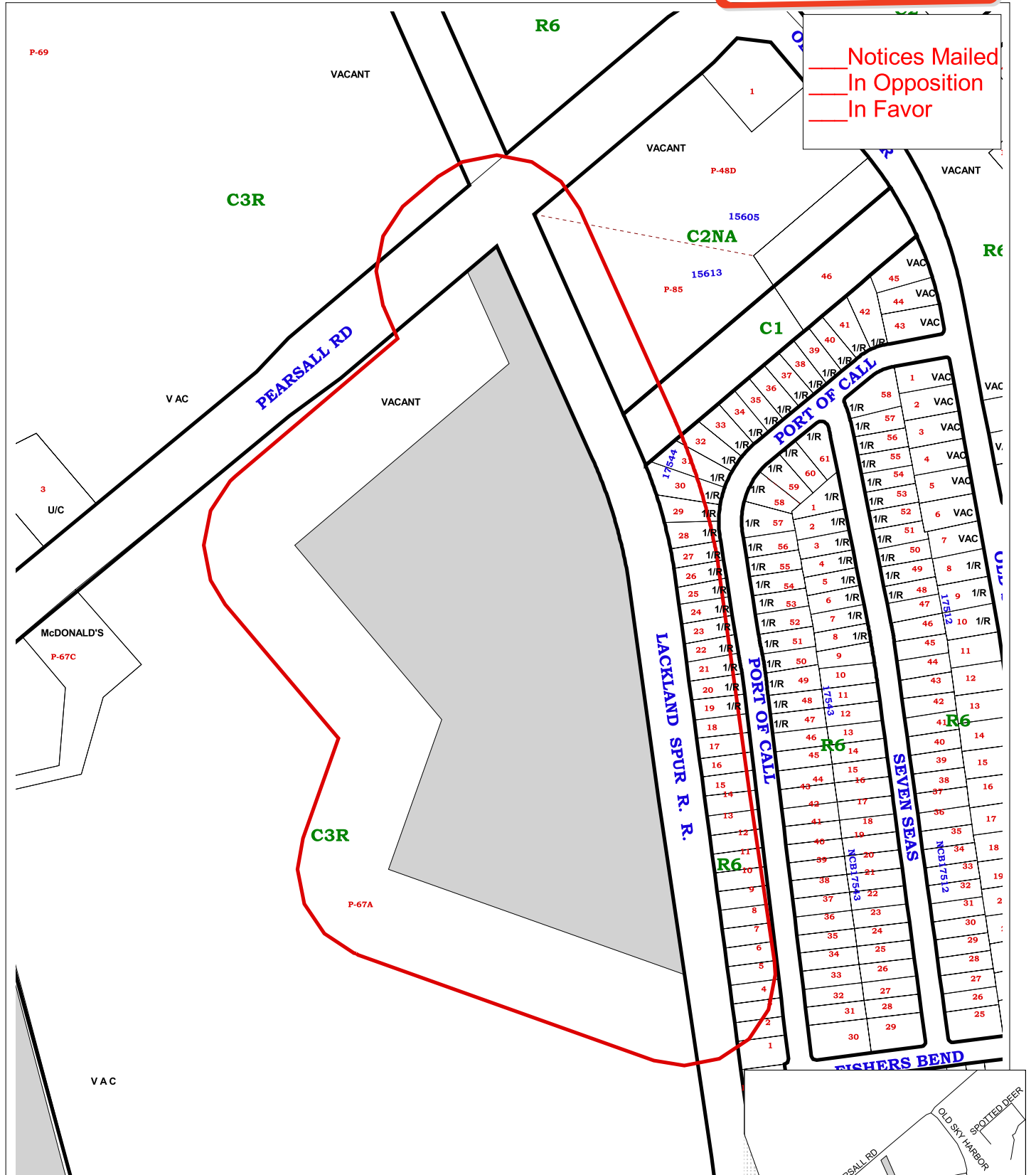
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The "MF-25" Multi-Family District is an appropriate down zoning from "C-3 R" Commercial Restrictive Alcoholic Sales District. The location at Pearsall Road and Loop 410 is an adequate location for a multi-family development. The Right of Way that previously contained the Lackland Spur Railroad tracks will provide a 100-foot buffer between the subject property and single-family residential properties on Port of Call.

FINAL

Notices Mailed
In Opposition
In Favor



ZONING CASE: **Z2002-027**

City Council District NO. 4
Requested Zoning Change
From: "C-3R" To: "MF-25"
Date: SEPT. 17, 2002
Scale: 1" = 300"

Subject Property

200' Notification

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A-1
p. 680



C:\SEPT_17_2002

CASE NO Z2002101

Date: September 17, 2002 Continuanace from June 18, July 16, August 20
and September 3, 2002

Council: 5

Ferguson: 616 C5

Case Manager: David Arciniega 207-5876

Applicant:

Ignacio Mendoza

Owner:

Ignacio Mendoza

Zoning Request: "C-2" Commercial District to "C-3" Commercial District.

Property: Lots 11 & 12, Block 1, NCB 2306

116 S. Richter Street

Proposal: To obtain a new certificate of occupancy and continue operating auto repair.

Neighborhood: Prospect Hill Neighborhood Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. The Downtown Neighborhood Plan recommends this area for Residential Use. The property is an existing auto repair business that is currently zoned "C-2" and is located on the corner of Richter Street and Buena Vista Street, which is a primary arterial on the Major Thoroughfare Plan.

FINAL



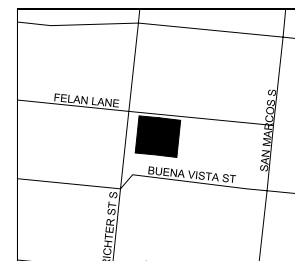
ZONING CASE: Z2002-101

City Council District NO. 5
 Requested Zoning Change
 From: "C-2" To: "C-3"
 Date: AUG. 20, 2002
 Scale: 1" = 200"

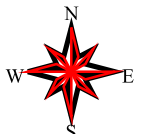
Subject Property

200' Notification

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T-20



CASE NO 2002108 S

Date: September 17, 2002 Continuanance from August 20, 2002

Council: 1

Ferguson: 582 B-8

Case Manager: Brandon Ross 207-7442

Applicant: Jerry Arredondo

Owner: Dean Foods/Southern Foods Group L.P. (aka Oak Farms)- Hugo Andrade

Zoning Request: "R-4" Residential Single Family District and "C-3R" Commercial Restrictive District to "I-1 S" General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products.

Property: Lots 4, 5, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block 1, NCB 3243
211, 219, & 225 Moberly and 1418 & 1424 West Summit Avenue
Between Fredericksburg Road and IH-10, north side of Moberly

Proposal: For the expansion of the adjacent dairy & ice cream plant

Neighborhood: Los Angeles Heights Neighborhood Association; Near Northwest Community Plan.

Traffic Impact: A Traffic Impact Analysis is not required.

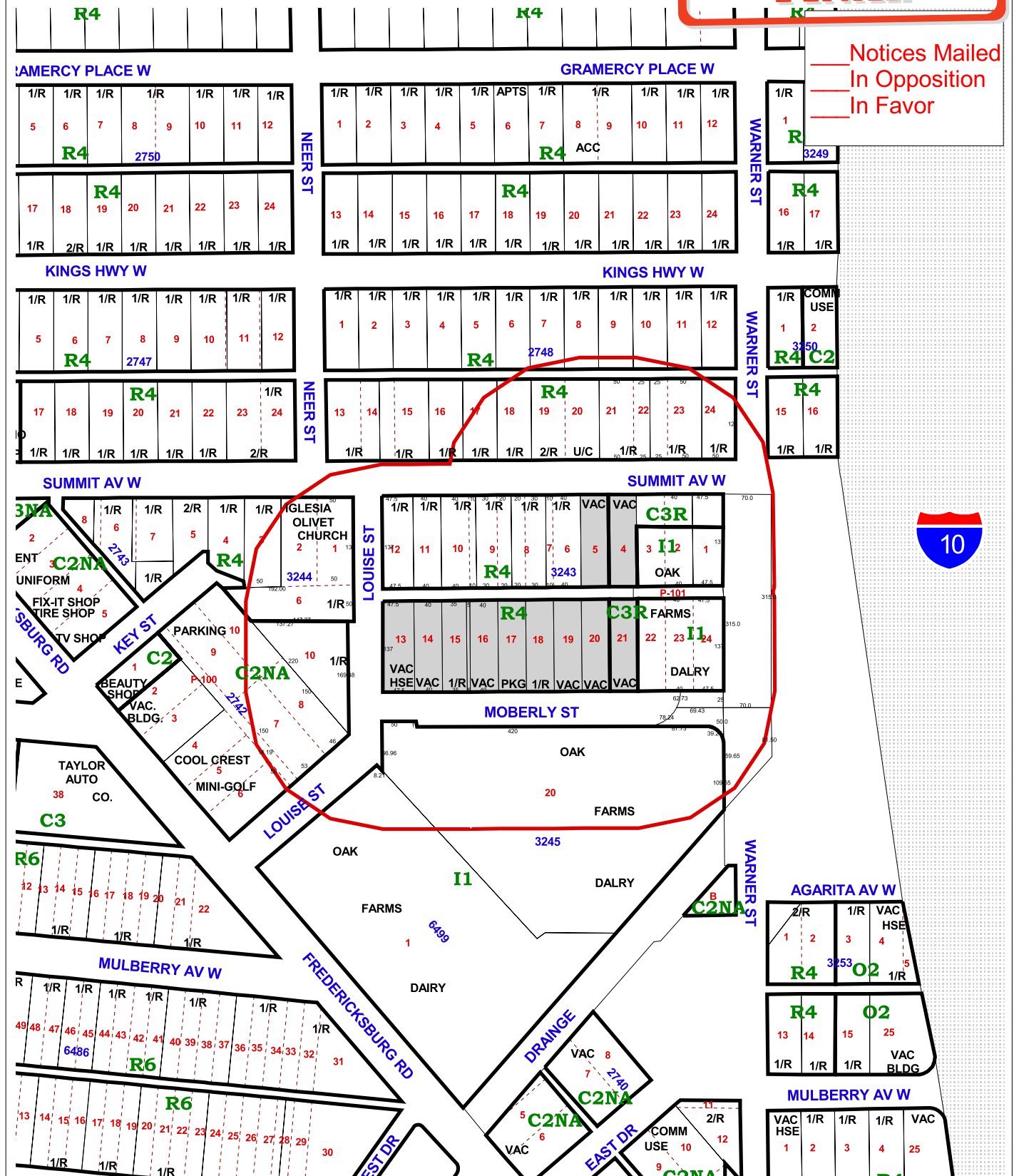
Staff Recommendation:

Approval, contingent on City Council approval of an amendment to the proposed land use on the subject property by the Near Northwest Community Plan, for which Planning Commission has recommended "Light Industrial". Approval of this zoning request is appropriate with the following conditions:

1. A 33 foot wide landscaped buffer shall be maintained along the rear property line that is parallel to Moberly Street. In addition to and as a part of meeting the landscaping requirements for a type "D" buffer, the 33 foot landscaped buffer should consist of canopy type evergreen trees spaced every 25 feet along the baffle wall. The trees shall be a minimum of ten (10) feet in height when planted and should reach a minimum of twenty-five (25) feet in height upon maturity.
2. A 12-foot baffle wall shall be erected and maintained with climbing vines to improve the aesthetic quality of the wall along the southernmost extent of the buffer. The baffle wall shall also extend along the west property line of lot 13, Block 1, NCB 3243 along Louise Street. The existing wall (along Summit Avenue and the west boundary of lot 5) shall be maintained as described above. The baffle wall shall be designed to reflect noise back into the Oak Farms property.
3. Primary ingress/egress the site shall be from the IH-10 expressway. The Fredericksburg Road entrance should be open only to non-commercial and emergency vehicles.
4. Lighting shall be placed within the landscaped buffer and directed in a manner that promotes the safety of the surrounding residences.

FINAL

Notices Mailed
In Opposition
In Favor



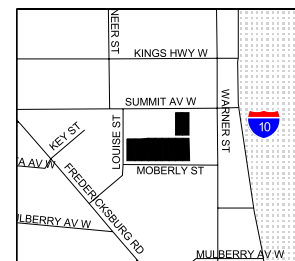
ZONING CASE: Z2002-108

City Council District NO. 1
Requested Zoning Change
From: "R-4,C-3R" To: "I-1 S"
Date: August 20, 2002
Scale: 1" = 200"

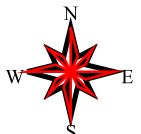
Subject Property

200' Notification

C:\JUNE 18, 2002_1



T-20



CASE NO Z2002138

Date: September 17, 2002 Continued from August 6 and September 3, 2002

Council: 7

Ferguson: 581 E8

Case Manager: Fred Kaiser 207-7942

Applicant:

Rosie T. Phalen

Owner:

Rosie T Phalen

Zoning Request: "R-6" Residential Single-Family District to "R-6 S" Residential Single Family District with Specific Use Authorization for a group day-care home (7-12 children).

Property: Lot 9, NCB 9180

318 Beverly Drive

Southside of Beverly Drive between Manor Drive and Morning Glory Drive.

Proposal: To permit a group day-care home

Neighborhood: Woodlawn Lake Community Association

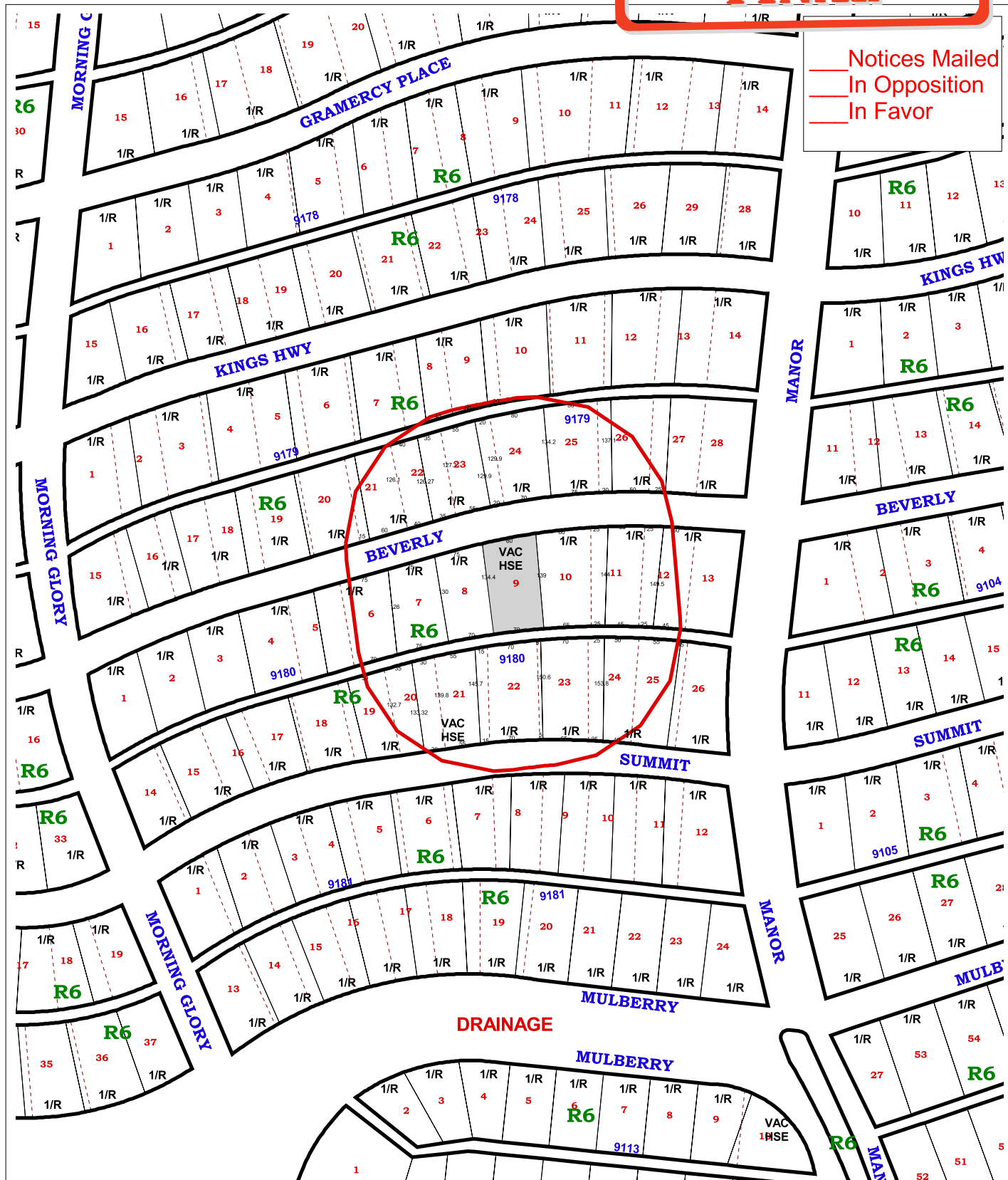
Traffic Impact; A traffic impact analysis is not required.

Staff Recommendation:

Denial. The Near Northwest Community Plan recommends Urban Low-density Residential Development at this location. The request will make this site available for commercial use (a child care facility that provides care for 7 to 12 children under 14 years of age for less than 24 hours per day). The subject property is located in a single-family residential area.

FINAL

Notices Mailed
In Opposition
In Favor



ZONING CASE: Z2002-138

City Council District NO. 7
Requested Zoning Change

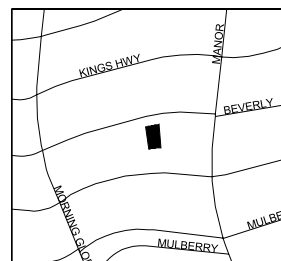
From: "R-6" To: "R-6 S"

Date: September 17, 2002

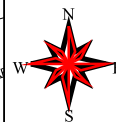
Scale: 1" = 200'

Subject Property

200' Notification



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D-8
p.581



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FINAL

CASE NO Z2002143

Date: September 17, 2002 Continued from August 6 and August 20, 2002

Council: 8

Ferguson: 513 E7

Case Manager: David Arciniega 207-5876

Applicant: Andres Rosas
Owner: Andres Rosas

Zoning Request: "R-6 ERZD PUD" Residential Single Family Edwards Recharge Zone Planned Unit Development District to "MF-25 ERZD" Multi Family Edwards Recharge Zone District.

Property: Parcel 127 T, NCB 14865
7280 UTSA Blvd. @ Babcock Road

Proposal: Develop property as a condominium complex

Neighborhood: College Park NA

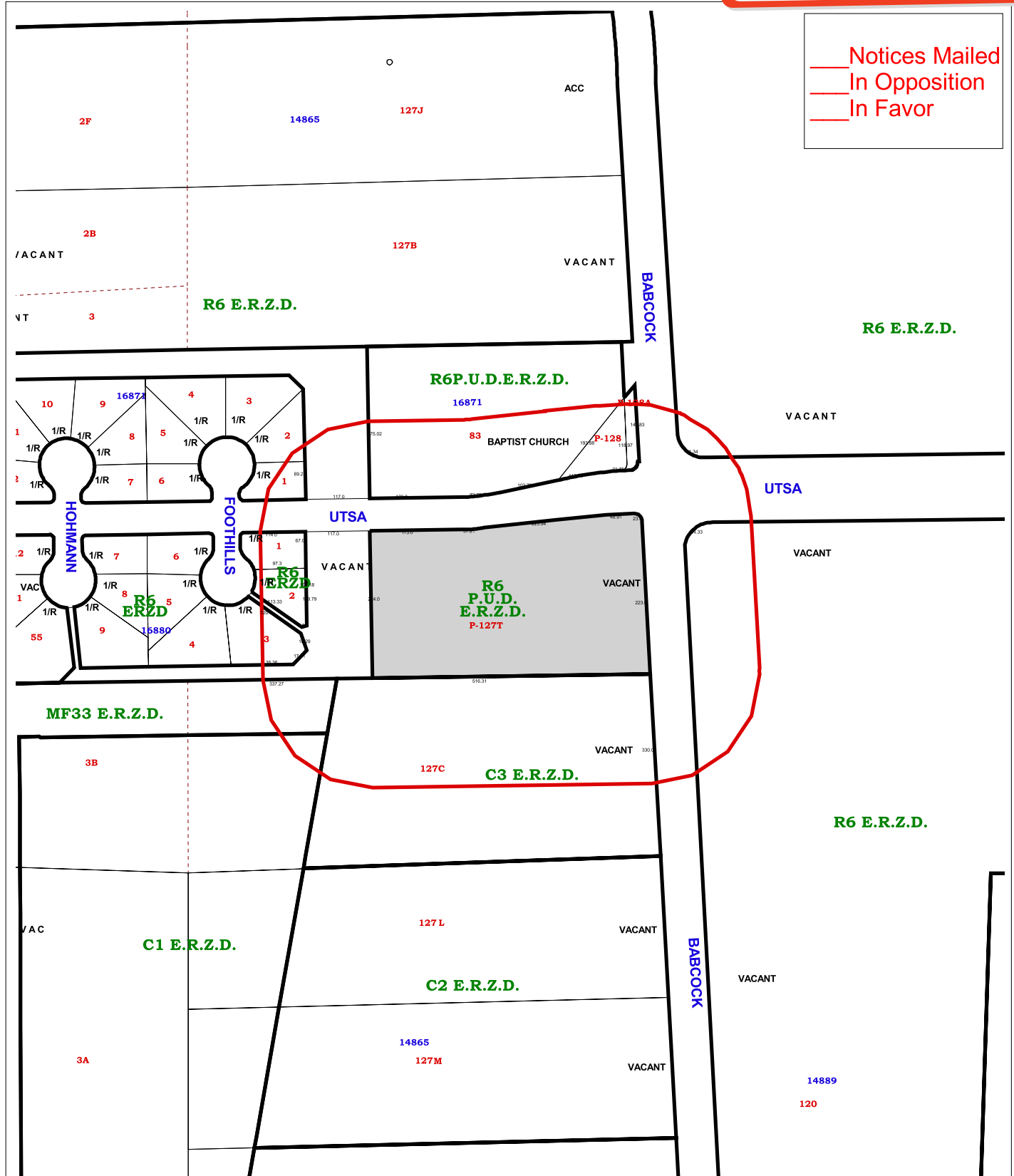
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is a large vacant tract of land located on the southwest corner of UTSA Blvd and Babcock Road. The subject property has existing "R-6 ERZD" zoning to the north, east and west and "C-3 ERZD" zoning to the south. The requested zoning is compatible with the surrounding area.

FINAL

___ Notices Mailed
___ In Opposition
___ In Favor



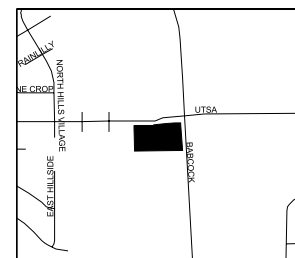
ZONING CASE: Z2002-143

City Council District NO. 8
Requested Zoning Change
From: "R-6" To: "MF-25"
Date: AUG. 6, 2002
Scale: 1" = 250"

Subject Property

200' Notification

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D-7
p.514



CASE NO Z2002148

Date: September 17, 2002 Continued from August 20 and September 3, 2002

Council: 6

Ferguson: 613 D6

Case Manager: David Arciniega 207-5876

Applicant: Big Fish Development
Owner: F. Turner Bowman

Zoning Request: "R-6" Residential Single Family District to "R-4" Residential Single Family District.

Property: Parcel 26F and Parcel 27, NCB 15363
Meadow Way Drive, south of Meadow Trail

Proposal: A private single family development

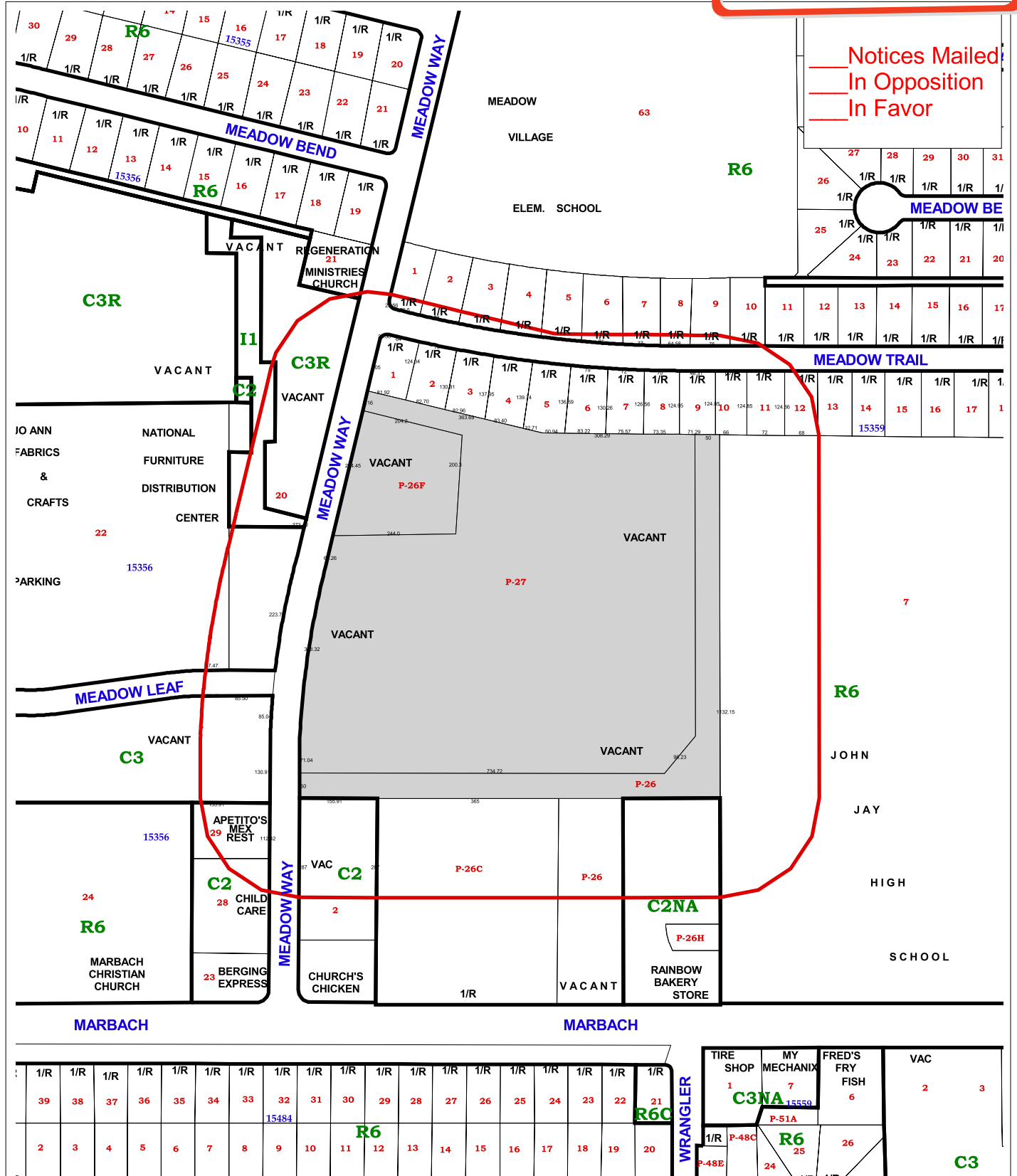
Neighborhood: Meadow Village NA

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is in the Meadow Village Neighborhood Plan which recommends this area for Residential Use, however, this neighborhood plan is a guide and not a requirement for land use development. The subject property is vacant and has an existing "R-6" zoning to the north, east and south. The request of "R-4" is appropriate and compatible at this location and will not adversely affect the area.

FINAL



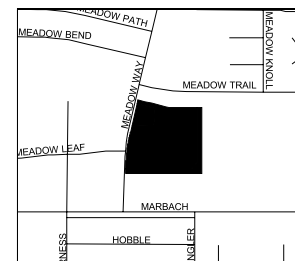
☐ Notices Mailed
☐ In Opposition
☐ In Favor

ZONING CASE: Z2002-148

City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To: "R-4 PUD"
 Date: AUG. 20, 2002
 Scale: 1" = 300"

Subject Property

200' Notification



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 D-6
 p.613



CASE NO Z2002163

Date: September 17, 2002

Continued from September 3, 2002

Council: 8

Ferguson: 548 D6

Case Manager: Fred Kaiser 207-7942

Applicant:

Jerry Arredondo

Owner:

George E. Strauch Trust ETAL c/o Joan Seitert

Zoning Request: "R-6" Residential Single-Family District to "C-2" Commercial District.

Property: North Irregular 376.74 of Lot 4, Block 2, NCB 14702

9093-9097 Huebner Road

Proposal: To allow property to be developed for "C-2" commercial uses

Neighborhood: Oakland Estates Neighborhood Association

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Oakland Estates Neighborhood Plan is listed in the UDC as requiring agreement with the plan for rezoning unless the plan is repealed or superseded by an amendment. However, the Oakland Estates Neighborhood Plan in the Purpose, states that the neighborhood plan is a guide and not a requirement for land use development. The subject property has "C-2" on each side and across the street. The subject property is located on Huebner Road, a major arterial street.

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C3R S

City Council District NO. 8
Requested Zoning Change
From: "R-6" To: "C-2"
Date: **September 17, 2002**
Scale: 1" = 200"

200' Notification

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D-6
p. 548



CASE NO Z2002164 C

Date: September 17, 2002 Continued from September 3, 2002

Council: 8

Ferguson: 578 C 1

Case Manager: David Arciniega 207-5876

Applicant: Earl & Brown, P.C. **Owner:** Ms. Sharon A. Draker

Zoning Request: "R-20" Residential Single Family District to "C-2 C" Commercial District with a Conditional Use for a Mini Warehouse on a maximum of 2.5 acres.

Property: Parcel 15A and Parcel 15C, NCB 17635
7355 Leslie Road

Proposal: To allow the property to be utilized for retail and mini-storage purposes.

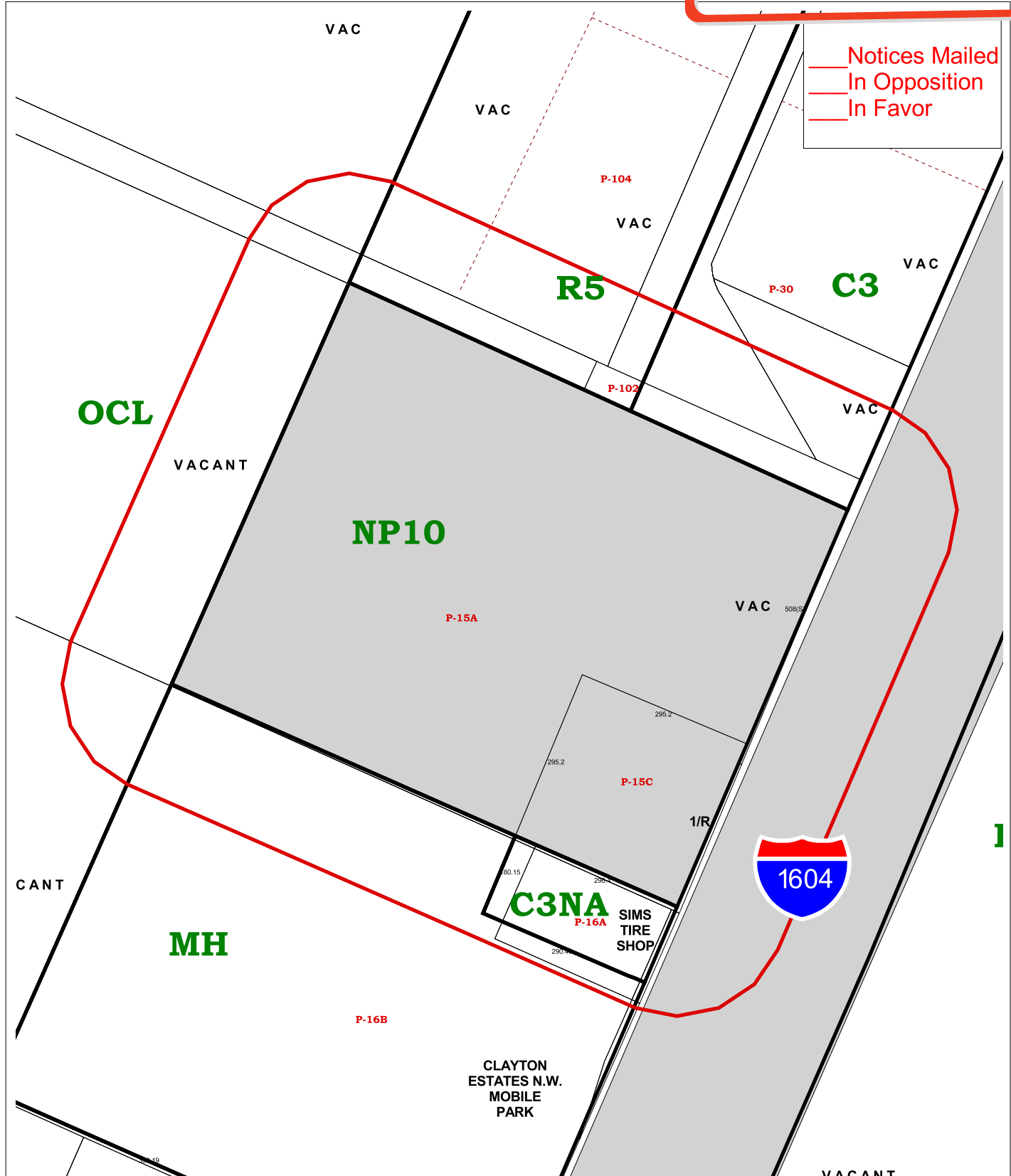
Neighborhood: None

Traffic Impact: A Level One Traffic Impact Analysis was prepared for the site. The report recommends that the proposed site be approved.

Staff Recommendation:

Approval The subject property has existing commercial zoning and uses to the north and south, "MH" zoning to the southwest, "R-5" zoning to the northwest and NW Loop 1604 to the east. The "C-2 C" proposal is compatible and will not adversely affect the area. Staff recommends the following conditions: Lighting shall be directional so as not to affect the nearby residences, a six foot solid screen fence shall be built along the north, west and south property lines and a Type "B" landscape buffer along Leslie Road.

FINAL



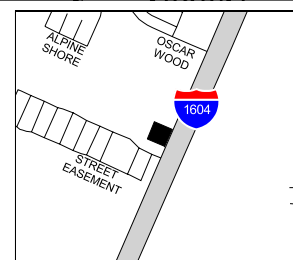
ZONING CASE: Z2002-164

City Council District NO. 8
Requested Zoning Change
From: "R-20 NA, R-8" To: "C-3"
Date: SEPT. 3, 2002
Scale: 1" = 250"

Subject Property

200' Notification

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T-8
B-2
p. 578



CASE NO Z2002165

Date: September 17, 2002 Continued from September 3, 2002

Council: 4

Ferguson: 649 E-7

Case Manager: Christie Rustad 207-8389

Applicant: Earl & Brown, P.C. **Owner:** Barrett Construction Co.; C/o Mr. John Whitesett

Zoning Request: "C-3" Commercial District to "I-1" General Industrial District.

Property: 5.446 acres of the NCB 12501
2651 and 2627 Southwest Military Drive and 922 Mallard Street.
Northeast corner of Mallard Street and Southwest Military Drive.

Proposal: To allow the property to serve as the corporate headquarters and lumber yard for a regional building materials company.

Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

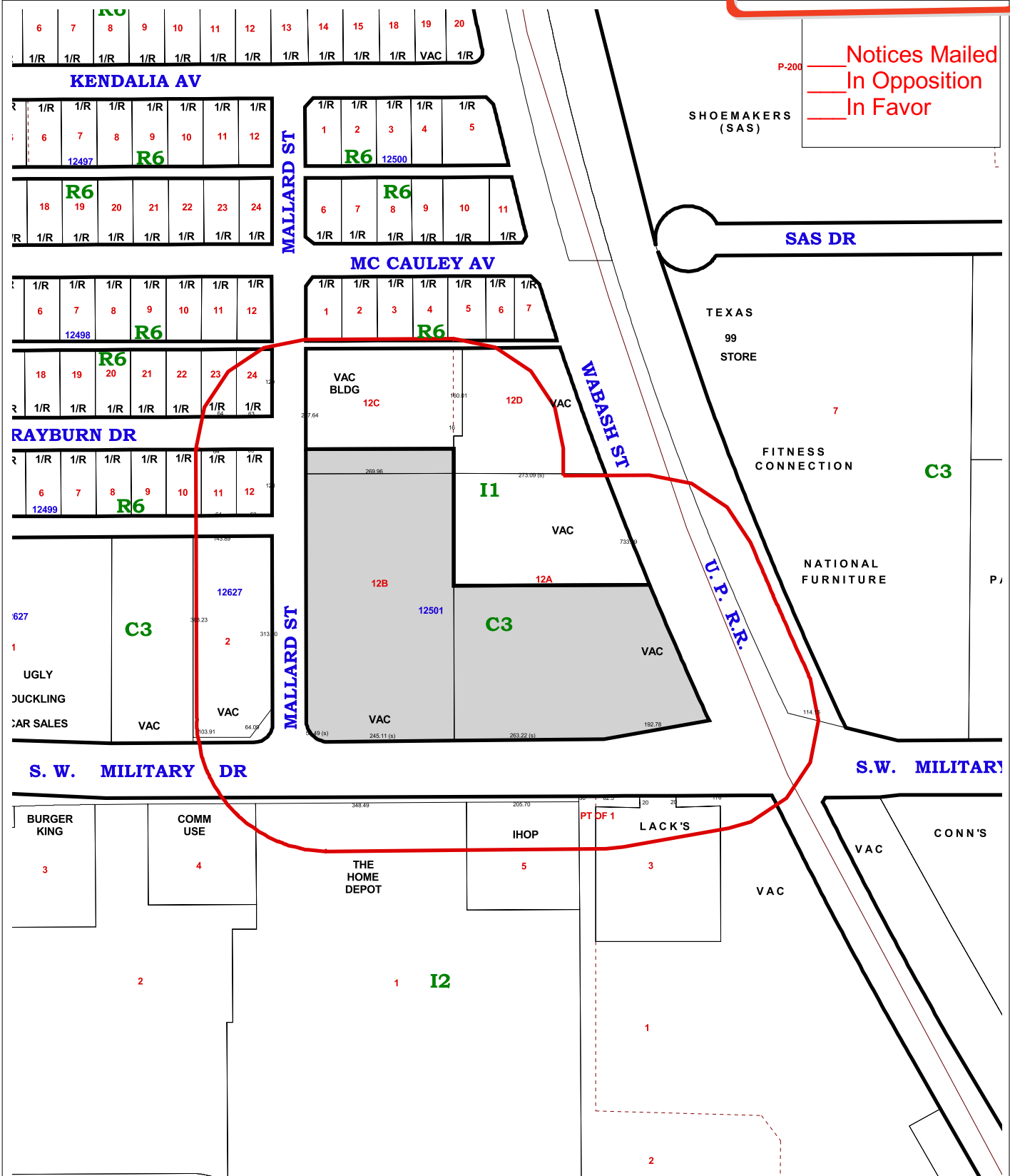
Staff Recommendation:
Denial of "I-1" General Industrial District and approval of a "L S" Light Industrial District with a specific use authorization for outside storage with the following conditions:

1. Any outside storage shall be screened including dumpsters and loading/unloading docks.
2. Lighting shall be erected and pointed downward away from any residential zoning or uses.
3. A type D buffer is required along Mallard Street and ingress and egress along Mallard Street shall be limited to one driveway located south of the alley south of Rayburn Drive.

An "I-1" General Industrial District is not appropriate in this location. The subject property is in close proximity to a residential neighborhood to the north and northwest. Uses allowed in an "I-1" General Industrial District would be detrimental to the residential neighborhood.

FINAL

____ Notices Mailed
 ____ In Opposition
 ____ In Favor



ZONING CASE: Z2002165

City Council District NO. 4 Requested Zoning Change

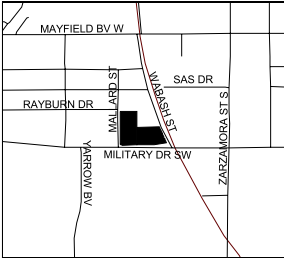
From: "C-3" To: "I-1"

Date: SEPT. 3, 2002

Scale: 1" = 250'

Subject Property

200' Notification



T- 19
E-7
p. 649



C:\SEPT_3_2002_1

CASE NO Z2002166

Date: September 17, 2002

Council: 9

Ferguson: 582-D3

Case Manager: David Arciniega 207-5876

Applicant:

City of San Antonio

Owner:

Anthony Ferro

Zoning Request: "R-4" Residential Single-Family Residential District to "RM-4" Residential Mix District.

Property: Lots 10 and 11, Block B, NCB 10110

116 Nova Mae Drive

Proposal: To permit the construction of a four-plex

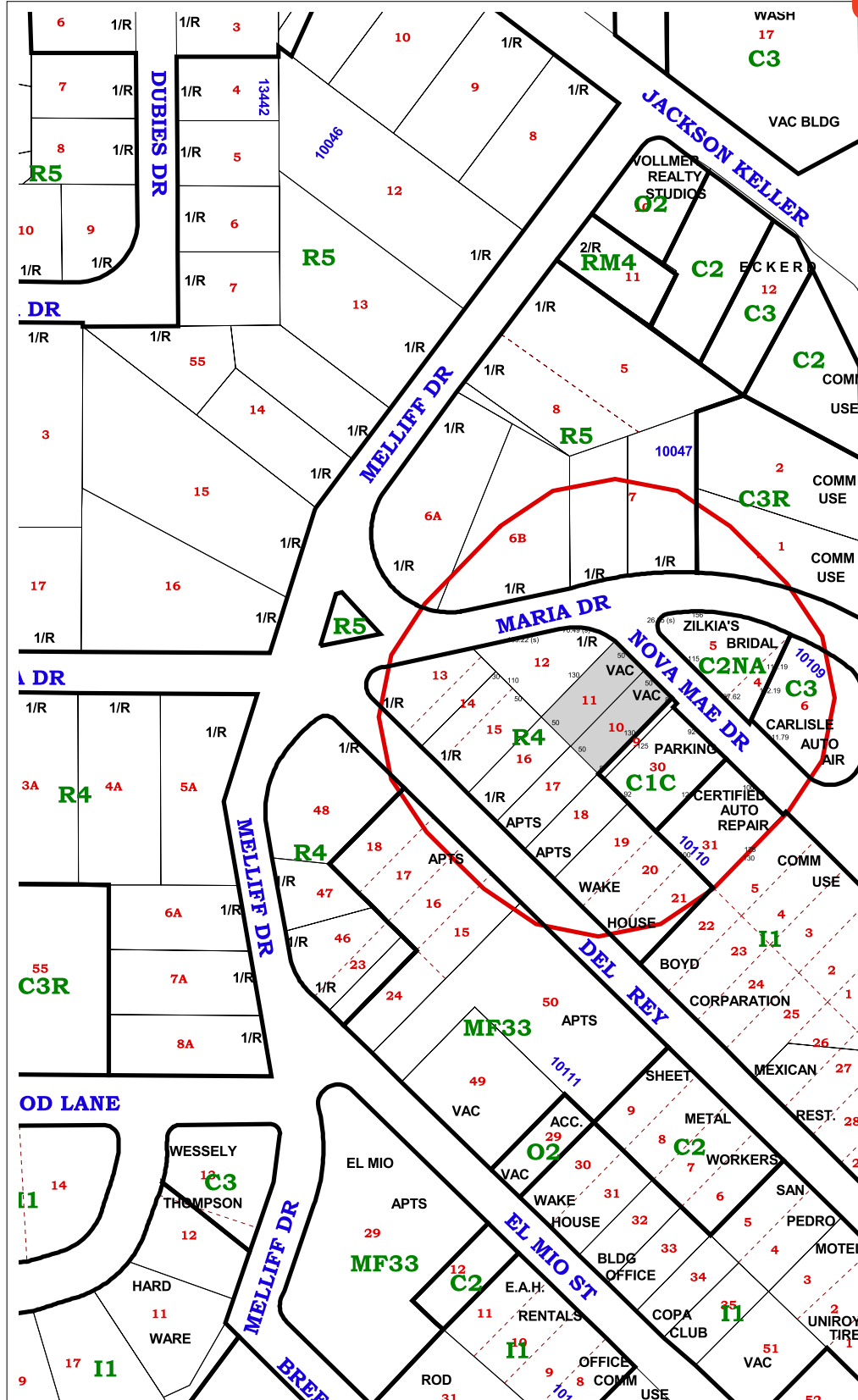
Neighborhood: North Shearer Hills NA

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial The North Central Neighborhood Community Plan recommends this location for Low Density Residential Use.

FINAL



SAN PEDRO AV

☐ Notices Mailed
☐ In Opposition
☐ In Favor

CASH	9
AMER	10
PAWN	11
VAC	12
BLDG	13
GRANDY'S	14
REST.	15
	16
	17
	18

EL MONTAN DR

JACKSON KELLER

RILL

THE MAX 23

LONG JOHN SILVERS 22

24

SELF STORAGE

AUTO CARE CENTER 13

SUPERSUDS CAR WASH 12

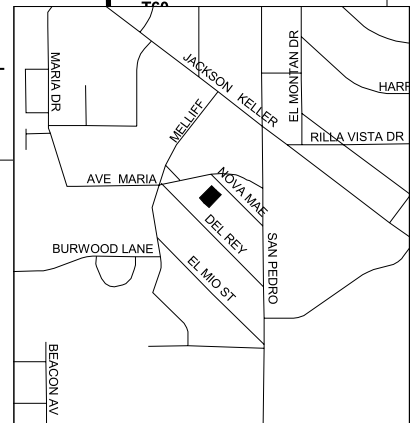
VAC BLDG 28

I1

AUTO INVESTMENTS 29

SCIMS CALIBER COLLISION CENTER 18

SAN PEDRO AV



ZONING CASE: Z2002-166

City Council District NO. 9
 Requested Zoning Change
 From: "R-4" To: "R-M4"
 Date: SEPT. 17, 2002
 Scale: 1" = 200"

Subject Property

200' Notification

T- 17
 D-3
 p. 582



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CASE NO Z2002167

Date: September 17, 2002

Council: 5

Ferguson: 650 B1

Case Manager: Christie Rustad 207-8389

Applicant:

Haroon Haifa

Owner:

Haroon Haifa

Zoning Request: "R-4" Residential Single-Family District to "O-1" Office District.

Property: Lots 41 and 42 on Block 24 in NCB 3507

1911 Nogalitos Street

Proposal: To permit a parking lot for adjacent commercial business on Lots 43 through 45.

Neighborhood: Palm Heights Neighborhood Association

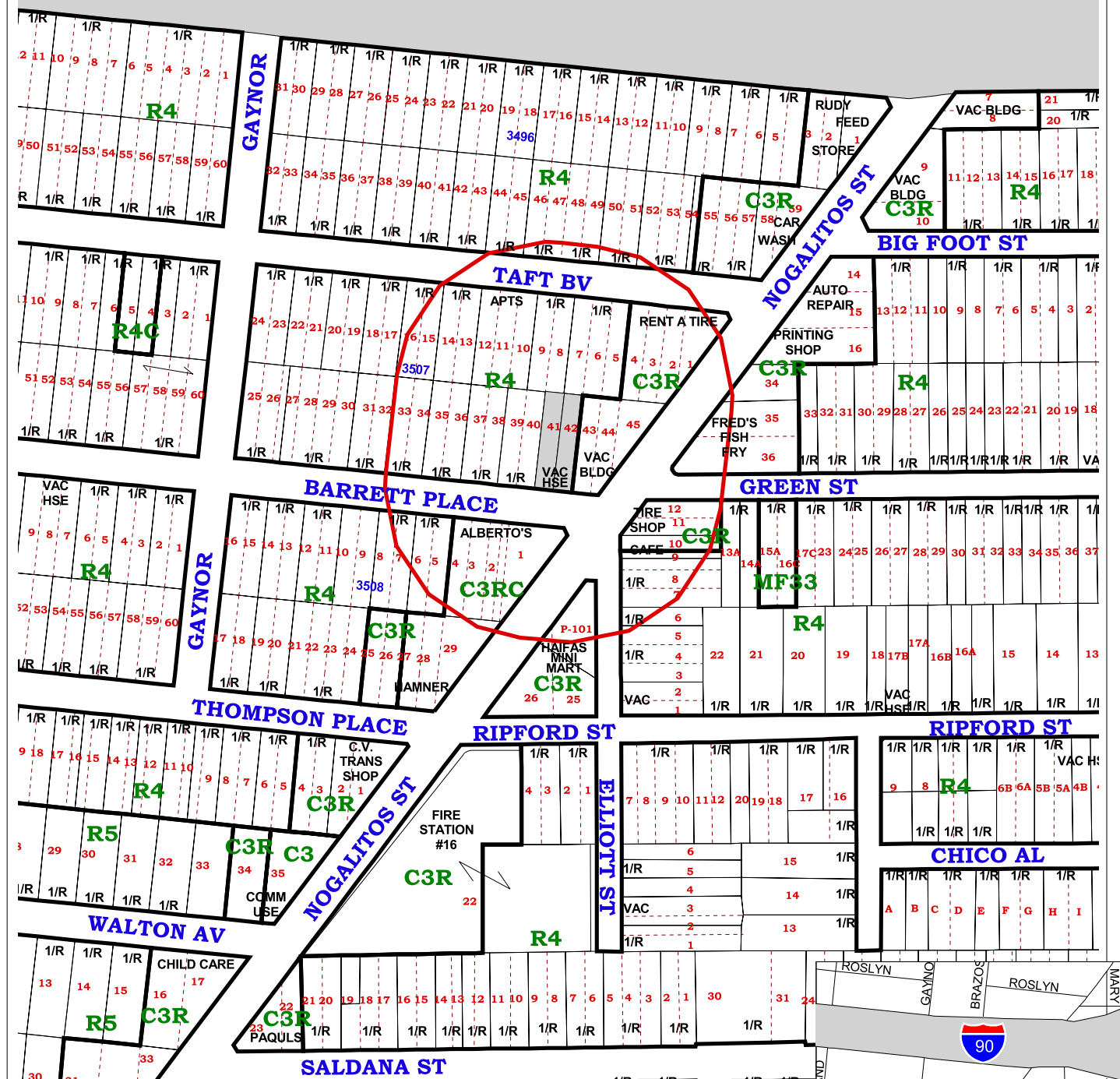
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Residential lots directly abut the subject property to the west and north. An O-1 District is appropriate at this location to prevent further "C-3" Commercial District encroachment into the neighborhood. An O-1 zoning classification at this location will serve as an appropriate transitional district between the commercial district along Nogalitos and the residential lots to the west and north. Development on the subject property is subject to the proper buffer requirements outlined in the Unified Development Code.

FINAL

☐ Notices Mailed
☐ In Opposition
☐ In Favor



ZONING CASE: Z2002-167

City Council District NO. 5
 Requested Zoning Change
From "R-4" To: "O-1"
 Date: SEPT. 17, 2002
 Scale: 1" = 200"

T- 19
 B-1
 p. 650

Subject Property

200' Notification



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CASE NO Z2002173

Date: September 17, 2002

Council: 9

Ferguson: 550 F6

Case Manager: Fred Kaiser 207-7942

Applicant:

Travis Commercial Real Estate Services, Ltd.

Owner:

Richard W. Lowder

Zoning Request: "R-5" Residential Single-Family District to "C-3" Commercial District.

Property: North irregular 121.5 feet of Lot 49 & Lot 50 except the southeast irregular 12.59 feet, Block 3, NCB 11967

338 Wolfe Road

Proposal: To permit additional employee parking

Neighborhood: Crownhill Park Home Owners Association

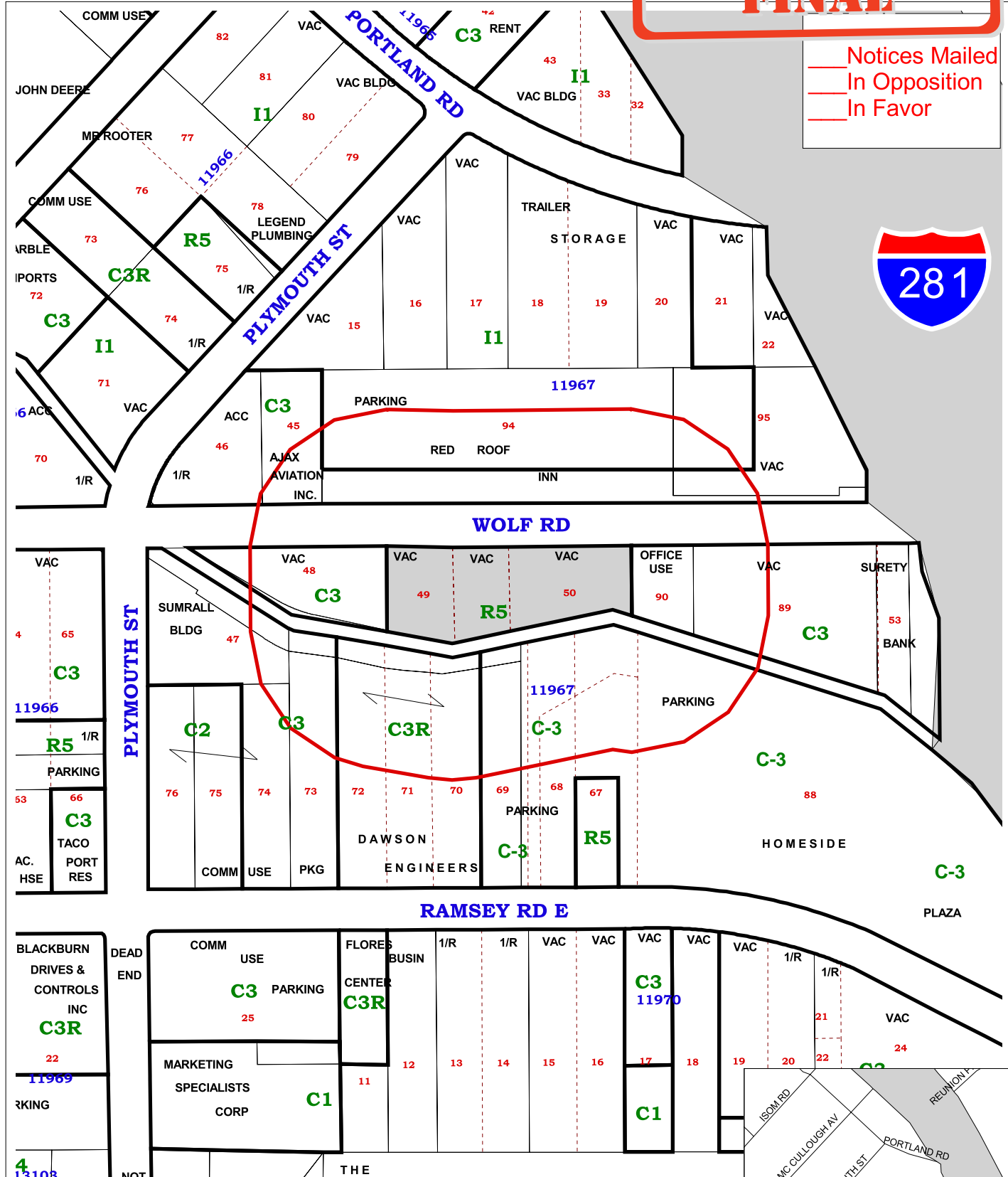
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is surrounded by "C-3" Commercial Zoning. The request is to use the site for employee parking (90 spaces). The Aviation Department specified that the site is not located within any noise contour and that the change from "R-5" to "C-3" meets the usage of compatible land as prescribed by Federal Aviation regulation Part 150.

FINAL

Notices Mailed
In Opposition
In Favor



ZONING CASE: Z2002-173

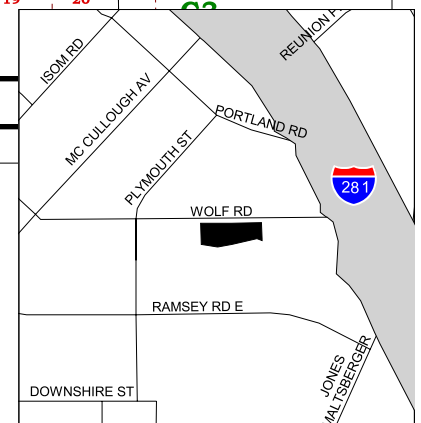
City Council District NO. 9
Requested Zoning Change
From: "R-5" To: "C-3"
Date: SEPT. 17, 2002
Scale: 1" = 200"

Subject Property



200' Notification

T-9
F-6
p. 550



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CASE NO Z2002174

Date: September 17, 2002

Council: 8

Ferguson: 548 F3, 549 A3

Case Manager: David Arciniega 207-5876

Applicant:

Greg Shue c/o DHR Architects, Inc.

Owner:

San Antonio RPFIV Office Associates Limited Partnership

Zoning Request: "C-3 PUD" Commercial Planned Unit Development District to "MF-33" Multi Family District.

Property: 2.04 acre tract of land out of NCB 15017

Huebner Road and Expo Blvd.

Proposal: To develop a condominium

Neighborhood: None

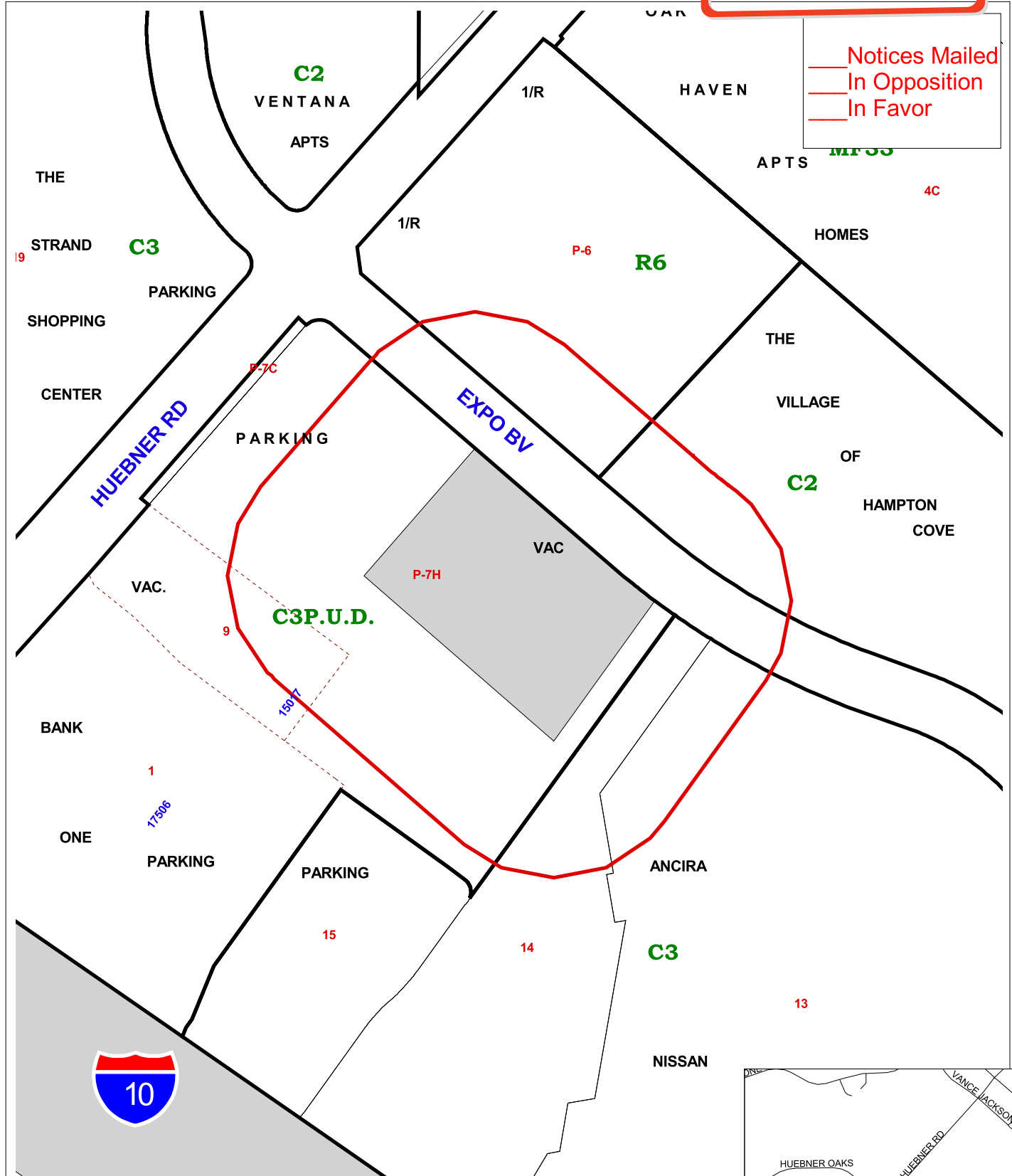
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is commercially zoned and vacant and is located south of Huebner Road, a major thoroughfare. The subject property has "R-5" zoning across the street and is surrounded by commercial zoning. "MF-33" zoning will provide a down zoning from "C-3 PUD" zoning, furthermore, the requested zoning is compatible with the surrounding area.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2002-174

City Council District NO. 8
Requested Zoning Change
From: "C-3" To: "MF-33"
Date: SEPT. 17, 2002
Scale: 1" = 200"

Subject Property

200' Notification

T- 9
A-3
p. 549



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